

RECORDED  
MAY 18 1984  
R.M.C.

**MULTIPURPOSE MORTGAGE,  
ASSIGNMENT OF RENTS AND SECURITY AGREEMENT  
(SECURITY FOR CONSTRUCTION LOAN AGREEMENT)**

THIS MORTGAGE (herein "Instrument") is made this 18th day of May, 19 84, between the Mortgagor/Grantor, Beechwood Properties, Inc., whose address is 217 Oakwood Court, Route 10, Greenville, S. C. 29607 (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a Savings and Loan Association organized and existing under the laws of the United States of America, whose address is P. O. Box 10148, Greenville, S. C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand and No/100 (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 18, 1984 (herein "Note"), providing for the repayment of principal and the payment of interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1984;

TO SECURE TO LENDER (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, and all renewals, extensions and modifications thereof; (b) the repayment of any future advances, with interest thereon, made by Lender to Borrower pursuant to paragraph 31 hereof (herein "Future Advances"); (c) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated May 18, 19 84, if any, as provided in paragraph 25 hereof; (d) the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Instrument; and (e) the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant, convey and assign to Lender and Lender's successors and assigns [the leasehold estate pursuant to a lease (herein "ground lease") dated n/a, between \_\_\_\_\_ and \_\_\_\_\_, recorded in \_\_\_\_\_ in and to\*] the following described property located in Greenville County, State of South Carolina:

\*Delete bracketed material if not completed.

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the Southwesterly side of Loblolly Lane near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot Number Thirteen (13) on plat entitled "FORRESTER WOODS, SECTION 6", recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 9-W at page 7, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwesterly side of Loblolly Lane, said pin being the joint front corner of Lots Thirteen (13) and Fourteen (14); and running thence with the common line of said lots S72-55W One Hundred and Ninety-Four (194.00') feet to an iron pin, the joint rear corner of Lots Thirteen (13) and Fourteen (14); thence N38-17W Sixty and Thirty-Three One-Hundredths (60.33') feet to an iron pin; thence N38-41W Ten (10') feet to an iron pin, the joint rear corner of Lots Twelve (12) and Thirteen (13); thence with the common line of said lots N63-56E Two Hundred, Eighteen and Three One-Hundredths (218.03') feet to an iron pin on the Southwesterly side of Loblolly Lane; thence with the Southwesterly side of Loblolly Lane S18-48E One Hundred (100.00') feet to an iron pin at the point of beginning.

This is the same property conveyed unto the Mortgagor herein by deed of Prestige Builders of Greenville, Ltd. of even date to be recorded in the ML 1017 Rev. 6/83 RMC Office for Greenville County, South Carolina.

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